



Legislation Text

File #: 2018-2435, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 7

N16 Eberly & Associates - CZ-18-1235087

PETITION NO: CZ-18-1235087

PROPOSED USE: Driveway to a warehouse/distribution center located on an adjoining property.

LOCATION: 6754 Bermuda Road

PARCEL NO. : 18-084-01-002

INFO. CONTACT: Marian Eisenberg

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PURPOSE:

A Major Modification of two zoning conditions pursuant to CZ-86024, to allow access to an adjoining property in Gwinnett County from Bermuda Road and to eliminate the requirement for a berm on the west side of the property. The property is located the north side of Bermuda Road, approximately 538 feet east of the corner of Bermuda Road and Stewart Mill Road, at 6754 Bermuda Road, Stone Mountain. The property has approximately 800 feet of frontage on Bermuda Road and contains 12 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: DENIAL.

PLANNING COMMISSION: DENIAL.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

STAFF ANALYSIS: Comprehensive Plan policies to reduce traffic congestion and to protect residential areas from impacts of non-residential land uses can be implemented through conditions to restrict truck traffic on Bermuda Road, as recommended by Staff. The proposed driveway would involve less land disturbance, and therefore less of an impact on the natural environment, than the 1986 proposal for a light industrial park. Elimination of the requirement to construct an earthen berm similarly protects natural resources because it would allow existing trees to remain. Thus, the requested modification to eliminate CZ-86024 Condition No. 4 is consistent with Natural Resources Policy No. 4 of the 2035 Comprehensive Plan: "Preserve trees and other natural resources to protect the environment and aesthetically enhance communities." Potential impacts on the street system are currently being addressed by the County Transportation Division; County planning initiatives are consistent with the recommendations of the Georgia Regional Transportation Authority (GRTA). Adjacent and nearby properties are currently undeveloped and wooded. The driveway would be more than ¼ mile from

the entrance to the nearest existing subdivision. Even if adjacent or nearby properties were to be developed in the future, the private drive would be heavily screened from view by thick natural vegetation. Therefore, the Department of Planning and Sustainability recommends approval of the requested Major Modification to Conditions of CZ-86024 to delete Condition Nos. 1 and 4. Further, in consideration of the potential impact of the proposed “Project Rocket” warehouse/distribution center on commuter routes in the surrounding area, the Department of Planning and Sustainability recommends additional revisions to the conditions.

PLANNING COMMISSION VOTE: Denial, 7-1-0. L. Osler moved and J. Johnson seconded for denial.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 11-1-0. The Community Council Board recommended denial due to expected adverse traffic impacts and significant lack of community support.